

**HUNT MEMORIAL HOSPITAL DISTRICT
BOARD OF DIRECTORS MINUTES**

December 16, 2025

The Board of Directors of Hunt Memorial Hospital District conducted a meeting on Tuesday, December 16, 2025 at 5:30 p.m. in the sixth floor Homer Horton, Jr. Boardroom at Hunt Regional Medical Center, 4215 Joe Ramsey Boulevard, Greenville, Texas.

Dr. Pierce, Chairman, called the meeting to order.

ROLL CALL:

Mrs. Deborah Clack
Mr. William Jefferson Helton
Mrs. Leslie Killgore
Mr. John C. Nelson, Jr.
Mr. Wesley Oswald
Mrs. Janet Peek
Dr. Scott Pierce
Mr. Michael Taylor
Mrs. Julia Wensel

comprising a quorum of the Board; also,

Mr. Steven Lee Boles, Jr., President/CEO
Mr. Stuart O'Neil, Vice President of Legal Affairs
Mr. Reese Hurley, Vice President/CNO
Ms. Brandi Isham, Vice President Quality/Coordinated Care
Mr. Chad Martin, Vice President, Clinic Operations
Mr. Travis Potter, Vice President, Business Development
Ms. Tammy Walsh, Interim CFO
Asim Usman, Vice President, Physician Relations
Robert Deuell, Vice President of Medical Staff Affairs
Lori Allembaugh, D.O., Chief of Staff
Ms. Mary Petty, p3 Works
Mr. John Adel, Caddo Mills City Manager
Mr. Matt McMahan, Caddo Mills
Mr. Eddie Daniel, Caddo Mills
Mr. Joel Richardson, Caddo Mills
Ms. Julie Gibson, Foundation Director
Ms. Rose Hayden, Development & Communications Director
Ms. Kim Mulder, Emergency Department Director
Mrs. Jan Helton, Commerce
Mr. & Mrs. Wyman Williams, Commerce
Ms. Anne Mills, Commerce

Approval of Minutes Mrs. Peek moved, seconded by Mrs. Clack, to approve the November 18, 2025 meeting minutes as presented. The motion carried unanimously.

Medical Staff Report Dr. Allembaugh reported medical executive committee members are reviewing quality measures and working collaboratively on setting goals for the coming year.

Citizens to Be Heard on Non-Agenda Items There were no citizens to be heard on non-agenda items.

Public Testimony There were no members of the public present to address the Board of Directors regarding any item of the agenda before or during the Board's consideration of said items.

Unfinished Business There was no unfinished business.

New Business

Consent Agenda Dr. Pierce removed the agenda items, "Hunt Regional Healthcare Strategic Plan for Achieving Health Equity 2025/2026 (Recommended by the Quality Council)", and "Memorandum of Understanding for Greenville Rec Center Lease Space (Recommended by the Finance/Budget Committee)" from the consent agenda. Mr. Nelson moved, seconded by Mrs. Peek, to approve the following consent agenda items as recommended. The motion carried unanimously.

To approve the appointments, requests for additional clinical privileges, changes in staff category, changes in staff status, and resignations for the Hunt Regional Medical Staff and Allied Health Professional Staff upon recommendation of the Board Credentials Review Committee.

To approve the Hunt Memorial Hospital District Patient Safety Culture Survey Policy upon recommendation of the Quality Council.

To approve the Hunt Memorial Hospital District Patient Safety Event/Serious Reportable Event Policy upon recommendation of the Quality Council.

To approve the Hunt Memorial Hospital District Sentinel Events Policy upon recommendation of the Quality Council.

To approve the revised Hunt Regional Healthcare 2025 Plan for Patient Services upon recommendation of the Quality Council.

To approve the annual review of the Hunt Memorial Hospital District Investment Policy upon recommendation of the Finance/Budget Committee.

To approve \$60,045.00 for the purchase of an Oculogica Eyebbox for Occupational Health upon recommendation of the Finance/Budget Committee.

HRH Strategic Plan for Achieving Health Equity 2025/2026 Ms. Isham presented changes to the Hunt Regional Healthcare Strategic Plan for Improving Access to Care 2025/2026, noting CMS refined the language from “achieving health equity” to “access to care” since the development of our plan. Additional changes include that the data collected on “Stroke Last Known Well to Arrival Time” will be stratified by relevant patient characteristics, and that care access and outcomes dashboards will be reviewed quarterly by the Quality Council. Following review, Mrs. Clack moved, seconded by Mrs. Killgore, to approve the Hunt Regional Healthcare Strategic Plan for Improving Access to Care 2025/2026 as presented and recommended. The motion carried unanimously.

MOU for Greenville Rec Center Lease Space Mr. Potter presented a proposed Memorandum of Understanding between Hunt Memorial Hospital District and the City of Greenville for the Hospital District to lease approximately 5,039 sq. ft. of tenant space within the City of Greenville’s SportsPark Center for rehabilitation and related healthcare services. The outpatient rehab services will relocate to this space, with expected improvements in profitability and patient access. The outpatient rehab has approximately 20,000 visits annually, with physical, occupational, and speech therapy, and a conservative revenue estimate of \$2.8M and expenses of \$1.8M. Patient volume is anticipated to grow due to the facility’s higher foot traffic and community visibility. The vacated gym space in the hospital may be repurposed for cardiac rehab, increasing patient

volume and improving the patient experience by offering more convenient parking. Following review and discussion, Mr. Taylor moved, seconded by Mr. Oswald, to approve the Memorandum of Understanding as presented. The motion carried unanimously.

Action Items

Charitable Donation Of Real Estate

Mr. Boles presented a proposal for the Board to consider the donation of the 4.17-acre former hospital and outpatient behavioral health sites on Sterling Hart Drive to the City of Commerce for the development of a walking trail that the city will fund through grants. An intergovernmental agreement will formalize the transfer, allowing the city to assume ownership without lease obligations. The hospital has no future plans for these sites, and this donation will support the city's vision to enhance recreational development for its community. Following review, Mr. Oswald moved, seconded by Mrs. Peek, to proceed with the intergovernmental agreement to transfer ownership from the hospital to the City of Commerce as outlined. The motion carried unanimously.

Introduction of Officers & Directors

Mr. Boles reported recent changes in leadership; Chad Martin is the Vice President of Financial Operations, specifically our revenue executive, Brandi Isham, Vice President of Quality and Coordinated Care, has restructured some of her areas and will oversee the Laboratory and Cardiopulmonary departments; Dr. Usman has accepted the position as Vice President of Physician Services, to include Medical Partners, and will continue as the Medical Program Director of the Internal Medicine Residency Program. Following Dr. Usman's comments on his career and the healthcare services provided to our communities, the Board congratulated the staff on their new positions and additional responsibilities.

Pulmonary Services

Dr. Usman presented a proposal for Medical Partners to purchase Greenville Pulmonary Associates for \$80,000 over two years. Dr. Philip will continue seeing pulmonary patients for eight days in the clinic, continue as an ICU Intensivist and remain as core faculty for the Internal Medicine Residency Program. The current Advanced Practitioner Provider in the clinic will transition from part-time to full-time, working 5 days a week, to improve patient access. A review of the pro forma indicated a net gain in year 3. Following the presentation, Mr. Oswald moved, seconded by Mrs. Clack, to approve the purchase as outlined. The motion carried unanimously.

Date for Special HMHD Board Meeting Mr. Boles reported a two-hour due diligence call with the bankers and legal counsel regarding the bonds was held earlier today, and the hospital district may now proceed with the bond issuance. The proposed date has been pushed to January 13, 2026. Our financial advisor and bond counsel will present information on bond pricing and provide the appropriate documents to finalize the sale. Following the overview and discussion on bond ratings, Mr. Helton moved, seconded by Mrs. Peek, to hold a special Board meeting at 5:30 PM on Tuesday, September 13, 2026, for the purpose of authorizing the sale of the Hunt Memorial Hospital District General Obligation Bonds, Series 2026. The motion carried unanimously.

Caddo Mills TIRZ #2 Ms. Petty presented a proposal for a Caddo Mills Tax Increment Reinvestment Zone #2 on 4,169.37 acres of real property currently located partially within the City of Caddo Mills and partially in its extra-territorial jurisdiction (ETJ) with an estimated taxable value of over \$1.6B, with the potential to rise up to \$3B with full development. The development is primarily residential with public improvements of sewer, water, and roadway projects. She reviewed the TIRZ finance plan, noting a 30-year term that terminates on December 31, 2055, and reported that the City is requesting the Hospital District participate at 50%, appoint two members to sit on the TIRZ Board, permit TIRZ#2 boundary amendment following annexation to occur on the Greenville and Caddo Mills border without amending the Participation Agreement, and to provide a list of potential hospital projects to be accomplished over time. Following the presentation and discussion, Mr. Oswald moved, seconded by Mr. Taylor, to proceed with the Caddo Mills TIRZ #2 as presented. The motion carried, with Mr. Helton and Mrs. Peek opposing.

Financial Statements Ms. Walsh presented the November 2025 financial statements and statistical data. Following the overview, Mr. Taylor moved, seconded by Mrs. Peek, to approve the November 2025 financial statements, subject to audit. The motion carried unanimously.

DISCUSSION ITEMS

Strategic Initiatives Strategic initiatives may be discussed in Executive Session.

Chairman's Report Dr. Pierce reported that in January, the board meetings will go back to their regular fourth Tuesday schedule. The January meeting will be on the 27th, and the special meeting for the bond sale will be held on January 13th.

President/CEO Mr. Boles reported the following:

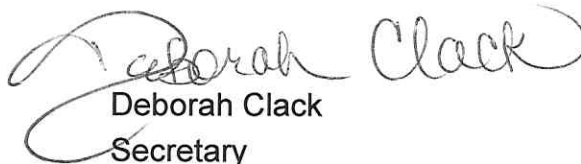
Report Two candidates were interviewed last week for the CFO position and another candidate is scheduled for next week.

Tomorrow is a big day for the hospital as the new inpatient mattresses will be delivered. He expressed his appreciation of Julie Gibson and the Hunt Regional Healthcare Foundation for purchasing the mattresses for our patients.

Compliance Report Mr. O'Neil presented the Compliance report for the third quarter (July - September) 2025. A total of 224 employees completed compliance training; sanction checks for the quarter totaled 198 and were completed prior to start dates, and were negative. Medical Staff appointments/reappointments: there were 20 in July, 23 in August, and 20 in September. There were no hotline/investigation reports received during the quarter; there were two exit interview questions with HR issues in July were investigated and addressed as needed, there were no exit interview questions with concerns in August, and there was one exit interview with question with HR concern in September and it was investigated and addressed as needed; and there were no physician compensation agreements approved by the Compliance Committee in July, August or September. Following the overview, the report was accepted.

Executive Session An Executive Session was held under the Texas Government Code §551.072 and §551.085. Following the Executive Session, there was no action taken.

Adjournment Dr. Pierce wished everyone a safe and happy holiday. There being no further business, the meeting adjourned at 7:32 p.m.


Deborah Clack
Secretary

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